148.0	0003	0011.B	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,254,900 /	1,254,900
USE VALUE:	1,254,900 /	1,254,900
ASSESSED:	1,254,900 /	1,254,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		FESSENDEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARITAS COMMUNITIES INC.	
Owner 2:		
Owner 3:		
Street 1:	25 BRAINTREE HILL OFFICE PK STE 206	
Street 2:		
Twn/City:	BRAINTREE	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02184	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,636 Sq. Ft. of land mainly classified as Housing, Oth with a Hospital Building built about 1870, having primarily Clapboard Exterior and 4911 Square Feet, with 8 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	11636.000	711,400	5,100	538,400	1,254,900
Total Card	0.267	711,400	5,100	538,400	1,254,900
Total Parcel	0.267	711,400	5,100	538,400	1,254,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.53 | /Parcel: 255.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97335
GIS Ref	
GIS Ref	
Insp Date	05/03/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0003-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	711,200	5100	11,636.	538,400	1,254,700	1,254,700	Year End Roll	12/18/2019
2019	959	FV	630,300	5100	11,636.	538,400	1,173,800	1,173,800	Year End Roll	1/3/2019
2018	959	FV	630,300	5100	11,636.	361,500	996,900	996,900	Year End Roll	12/20/2017
2017	959	FV	630,300	5100	11,636.	346,100	981,500	981,500	Year End Roll	1/3/2017
2016	905	FV	630,300	5100	11,636.	315,300	950,700	950,700	Year End	1/4/2016
2015	905	FV	576,400	5100	11,636.	253,800	835,300	835,300	Year End Roll	12/11/2014
2014	905	FV	576,400	5100	11,636.	226,900	808,400	808,400	Year End Roll	12/16/2013
2013	905	FV	576,400	5100	11,636.	215,300	796,800	796,800		12/13/2012

!11563!

PRINT

Date	Time
12/11/20	01:43:11

LAST REV

Date	Time
03/11/16	08:47:59
mmcmakin	

USER DEFINED

Prior Id # 1:	97335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TABEB CORP	22560-146		10/30/1992		223,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/1996	499	Manual	14,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2000	Meas/Inspect	264	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		11636		Sq. Ft.	Site		0	70.	0.66	11									538,357						538,400	

Total AC/HA:	0.26713	Total SF/SM:	11636	Parcel LUC:	959	Housing, Oth	Prime NB Desc:	ARLINGTON	Total:	538,357	Spl Credit		Total:	538,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	89 - Hospital		
Sty Ht:	3 - 3 Story		
(Liv) Units:	8	Total:	8
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25000000
Const Adj.:	1.01989794
Adj $ / SQ:	159.359
Other Features:	35000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1016340
Depreciation:	304902
Depreciated Total:	711438

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	8

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	5	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

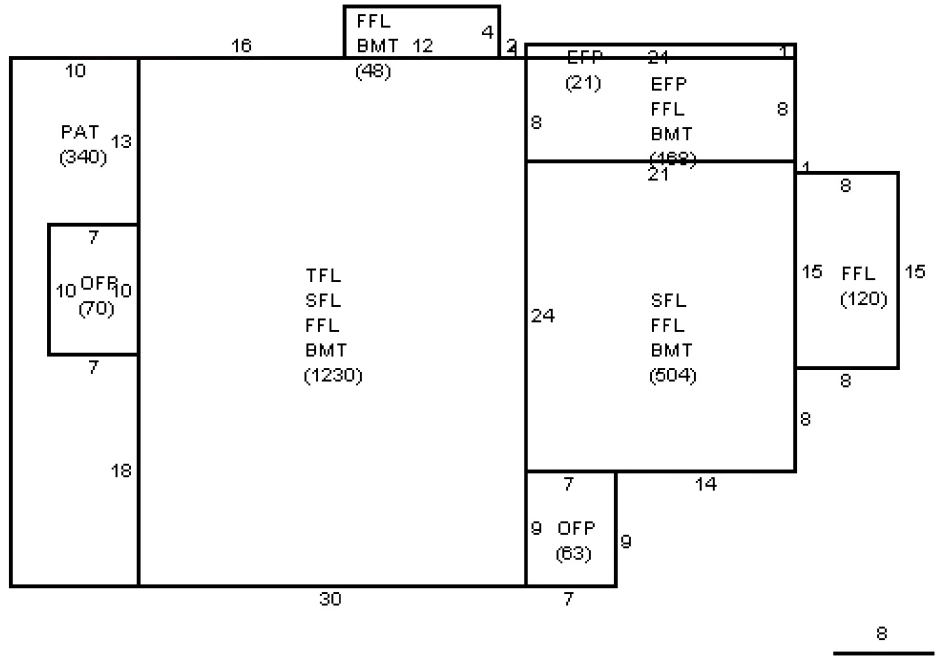
No Unit	RMS	BRS	FL
8	2	1	
Totals			
8	16	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.29
Special Features:	0	Val/Su Net:	94.56
Final Total:	711400	Val/Su SzAd	144.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,070	159.360	329,873
BMT	Basement	1,950	47.810	93,225
SFL	Second Floor	1,734	159.360	276,329
TFL	Third Floor	1,107	159.360	176,410
PAT	Patio	340	3.420	1,163
EFP	Enclos Porch	189	42.460	8,025
OFP	Open Porch	133	29.480	3,921
	Net Sketched Area:	7,523	Total:	888,946
Size Ad	4911	Gross Are	7646	FinArea 4911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0003-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	959			5,100			5,100
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	959						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100